



**393 HARROGATE ROAD
MOORTOWN
LEEDS
LS17 6DJ**

**FOR
SALE**

**GROUND FLOOR RETAIL UNIT
246 SQ FT (22.9 M²)**

Location

The property is located on Harrogate Road in Moortown and benefits from a highly prominent position on the parade of shops next to the BP garage which is visible from the North Leeds Ring Road (A6120). The property finds itself 4 miles north of Leeds City Centre.

Description

The property comprises a brick built, ground floor retail unit on a two-storey parade. Internally, the property has an open plan sales area with a WC and kitchenette facilities at the rear of the property. It is understood that the unit is heated/cooled by an air conditioning unit.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition), the accommodation provides the following approximate net internal area of 246 sq ft (22.9 sq m).

Terms

The property is offered for sale with full vacant possession with a guide price of **£120,000**.

Business Rates

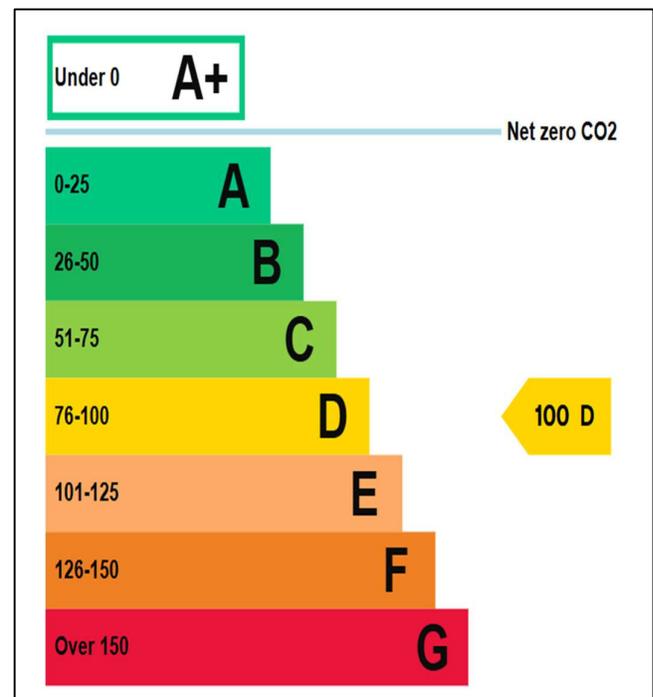
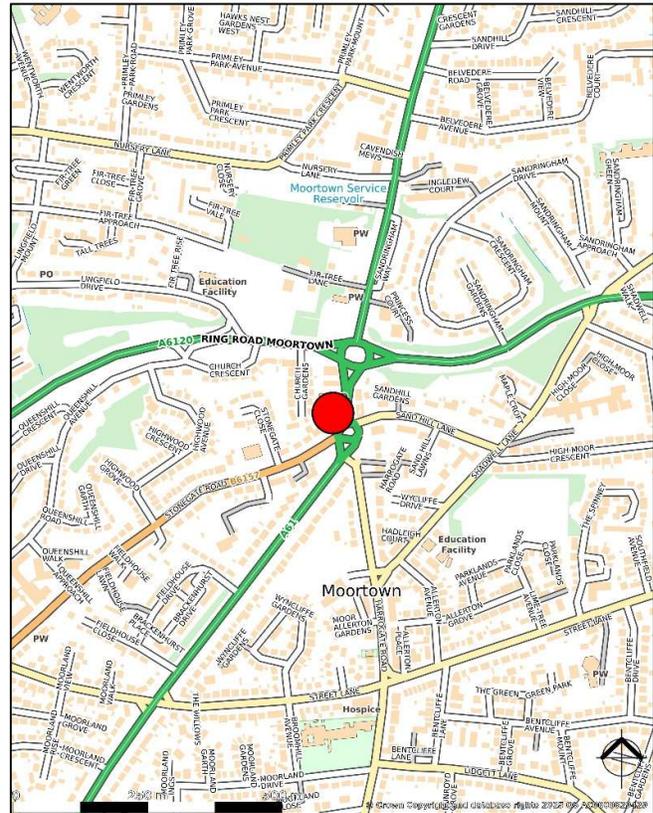
According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£6,500**. Interested parties are advised to direct further enquiries to the local authority.

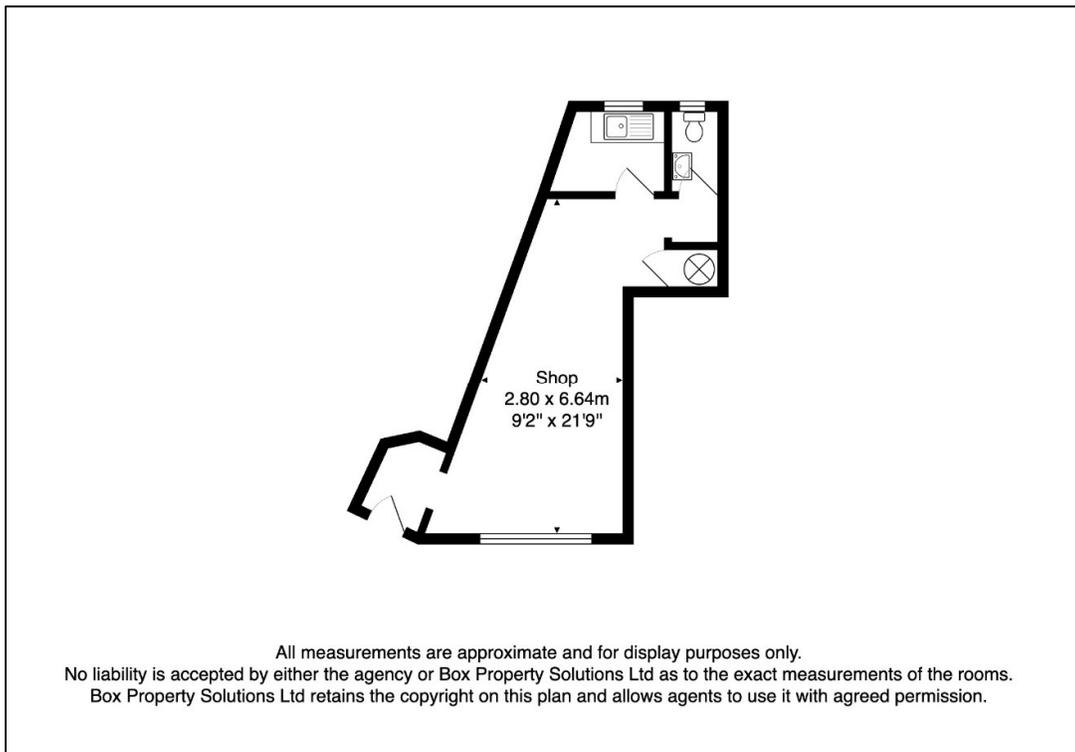
Viewing/Further Information

For further information or to arrange a viewing, please contact Alfie Stevens-Neale (alfie@adairpaxton.co.uk) or Will Tomlin (will.tomlin@adairpaxton.co.uk) on 0113 2395778

SUBJECT TO CONTRACT

Details prepared June 2025





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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.
ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

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